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Item No. 9

**Halifax Regional Council
October 20, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

A handwritten signature in black ink, appearing to read "Paul Dunphy".

SUBMITTED BY:

Paul Dunphy, Director, Community Development

DATE: September 28, 2009

SUBJECT: **Wentworth/Bedford South - Development Prior to Interchange at
Highway 102**

INFORMATION REPORT

ORIGIN

February 5, 2008 Motion of Regional Council (item 11.1.5):

MOVED by Councillor Harvey, seconded by Councillor Snow, that Regional Council:

- 1. Approve initiation of the process to amend the Secondary Planning Strategies for Wentworth/Bedford South to enable Council to consider more than 2000 units prior to the construction of an interchange at Highway 102 and Larry Uteck Boulevard; and*
- 2. Adopt the public participation program as shown in Attachment "B" of the January 21, 2008 staff report.*

MOTION PUT AND PASSED.

BACKGROUND / DISCUSSION

Municipal Planning Strategy

The Bedford South and Wentworth Secondary Planning Strategies (SPS) lay out the concept for serviced subdivision development for those lands between the Bedford Highway and Highway 102 and between the Royale Hemlocks and Crestview subdivisions. To protect the integrity of the Bedford Highway and ensure that its traffic capacity is not exceeded during the development of lands, Policy MS-7 (refer to Attachment A) places controls on the number of units which can be developed in the area prior to the construction or financing of a new interchange on Highway 102 with a connection to Larry Uteck Boulevard.

Policy MS-7 established a defined limit of 2000 dwelling units within the Wentworth/Bedford South and Royale Hemlocks. This restriction took into account anticipated growth in other areas which would also use the Bedford Highway.

North West Community Council recommended a review of this policy in December of 2007. Regional Council directed staff on February 5, 2008 to initiate the review to determine if this number needed to be increased (original motion identified in Origins section of this report). Since the motion of Council, funding for the construction of the interchange has been announced and the first stages of design and construction (tree clearing and earth movement) are now underway.

Construction of Interchange

With funding secure and construction underway, Council's motion to revise the 2000 dwelling unit limit is no longer necessary to enable development to continue within the Bedford South and Wentworth SPS.

BUDGET IMPLICATIONS

None

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

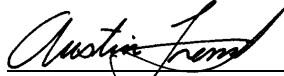
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

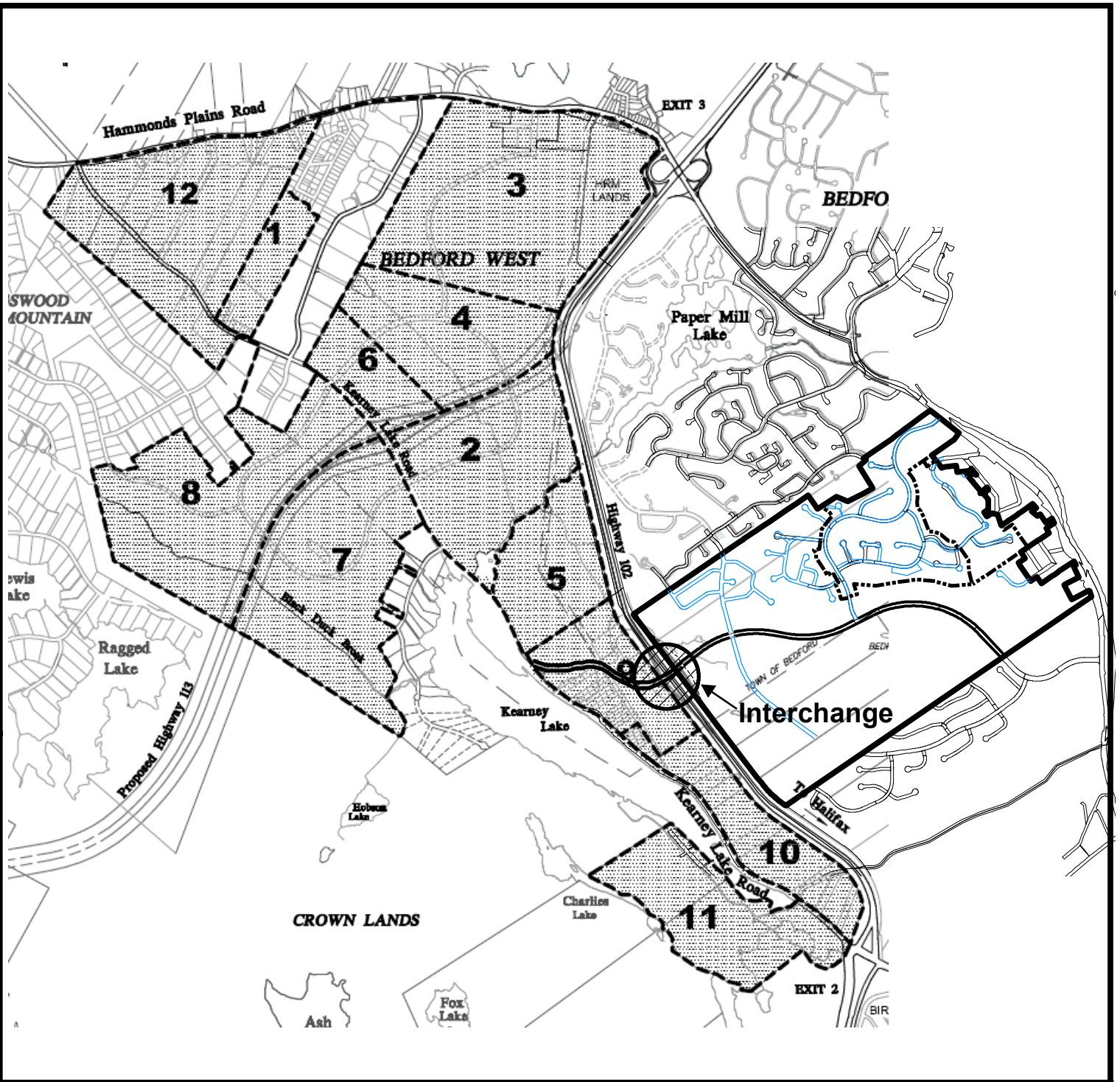
Map 1	Bedford West/Bedford South Areas
Attachment "A"	Policy MS-7 of Bedford South SPS and Wentworth SPS

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Andrew Bone, Senior Planner, 869-4226



Report Approved by: Austin French, Manager, Planning Services, 490-6717



Map 1
Bedford West/Bedford South Areas

HALIFAX
REGIONAL MUNICIPALITY
Community Development
Planning Services



HRM does not guarantee the accuracy of any base map information on this map.

**Attachment "A"
Policy MS-7 of Bedford South SPS and Wentworth SPS**

Policy MS-7:

No development agreement shall be approved which would permit building permits to be granted for more than 2,000 housing units within the master plan area and the abutting Royale Hemlocks Subdivision unless:

- a) the interchange has been constructed and connected to Larry Uteck Boulevard or the financing for the interchange and roads has been secured, a time frame for implementation agreed upon; and
- b) consideration is given to the transportation improvements¹ recommended by the Prince's Lodge/ Bedford South Transportation Study or any other transportation study available to the Municipality. A development agreement application shall not be approved where a traffic study concludes that the level of service for any road within the secondary planning strategy or connecting to the abutting road network does not conform with the performance criteria established under the Municipality's Guidelines for Preparation of Traffic Impact Studies and the applicant shall be required to provide the analysis, prepared by a qualified consultant, needed to make such a determination. Without limiting the generality of the foregoing statement, particular consideration will be given to traffic impacts on the Bedford Highway, Nine Mile Drive and Oceanview Drive.

¹These improvements, which include a left turn lane at Kearney Lake Road and Bedford Highway and traffic signals at Bedford Highway and Larry Uteck Blvd., have been completed.